

VILLAGE OF COLD SPRING ZONING BOARD OF APPEALS
85 MAIN STREET, COLD SPRING NEW YORK 10516
PHONE (845) 265-3611
Workshop meeting

September 10, 2009

Present: Chairman; Donald Mac Donald **Members:** Gregory Gunder, Elliott Hammond, Edward Murphy & Richard Turner

Agenda:

Reviewing proposed decisions Brian Kearney

Two new applications for completeness

1. New applications:

A. John & Sandra Falloon, 9 Pine St.:

New application reviewed for completeness, the property is in the R1 zone. The applicant's propose changes to an existing deck. The applicants are requesting a 20.1 ft. setback.

E. Hammond – noted that a building department denial is required it cannot be a referral.

D. MacDonald responded that he has been working with the Building Inspector and he has been extremely cooperative.

It was determined that upon receiving the Building Department denial the public hearing will be held on October 15, 2009 at 7:00 pm. The board needs a building permit denial, applicant will have to do the return receipts and board will send a 239m request and ask for an opinion from Planning Board. The Board requested setting a public hearing for October 15, 2009.

B. Ari & Molly Straus, #2 Northern Gate Lane:

New application reviewed for completeness. The applicants propose to extend a garage and flat roof deck by 13 ft. The proposed extension to the garage would be subject to a front yard variance. The applicant is asking for an opinion to determine what is considered a front yard. The board needs a building permit denial, an updated site plan and application, applicant will have to do the return receipts and board will send a 239m request and ask for an opinion from Planning Board. The Board requested setting a public hearing for October 15, 2009.

2. Old Business:

Brian Kearney, 51 Averil Dr. Mahopac:

The Board reviewed two possible decisions: approval and denial. The Chairman read an approval for the proposed area variance. R. Turner moved to vote on the approval of the proposed area variance. E. Hammond seconded the motion. It was denied 5-0.

The Chairman read the proposed denial for the proposed area variance. R. Turner moved to vote on said decision. E. Hammond seconded the motion. The Board unanimously approved the denial decision.

E. Hammond moved to adjourn the meeting. E. Murphy seconded the motion. The motion was adjourned at 8:34 pm.

Donald Mac Donald, ZBA Chairman

Date